News and Comment of Urban and Suburban Realty Market

Tea Importers Purchase | Brokers Sell | Operator Gets Profit in **Building They Occupy**

Joseph Tetley & Co., Tenants for Three Years, Buy Greenwich Street Structure

wich Street Structure

Joseph Tetley & Co., tea importers, have bought the building which they ocupy in the downtown business section. The firm have purchased through william A. White & Sons the six-story building at 438 and 485 Greenwich Street, on plot 43x90, adjoining the corner of Canal Street.

The sellers, T. Bache Bleecker and Harriman N. Simmons, coffee merchants, have owned the property since it was erected about ten years ago. It was held at \$125,000. The same brokers leased the building to the present buyers three years ago for the purpose of testing the packing of tea here for domestic consumption instead of abroad, which experiment has proved a success and led to the present purchase.

CITY REAL ESTATE

Office Space \$500,000

Will purchase plot and erect 12story office building on Broad-way, north of Wall Street and south of Fulton Street, containing 54,000 square feet. Will show net return of 15%. For further particulars apply

PEASE & ELLIMAN 55 Liberty Street Telephone Cortlande 8640

RED'K & CO JOHN L. PARISH

1ESS Business Property

REAL ESTATE

WESTCHESTER COUNTY

MOUNT VERNON, N. Y.

CALIFORNIA BUNGALOWS

situated in mast beautiful section, near New lork; permanent water rights. Cally one hour and fifty minutes from New 1 from are looking for a bungalow where you can have all conveniences this is the place; casy terms.

White Plains Plots

Average \$1,203 Mahopac Point Corp., 1 Madison Av.

TIME NEVER WAS MORE OPPORTUNE
than now to select your home sites and
balld your own home; let me show
you how you can own your own home
a attractive surroundings, with an
ety improvements, at Larchmont, within a few minutes' walk of the station and forty minutes of New York
SYLVESTER FROHOCK,
Madison Av., N. Y. City. Tel 2577
Gramercy.

ROCKLAND COUNTY

Commuters!

family break-up brings this money-ng offering: 45 acres, near station and school; 1506 Shale Road frontage; 8-bungalow, all improvements; large for 48,969; half cash; quick action ward Goldsmith, 63 Park Row Telephone 2596 Beekman.

FOR SALE—Sliver Creek Farm; 184 acres; fruit and dairy; three dwellings; nine barn buildings, seven orchards; fertile sell; affaifa. For price and particulars in-quire of owner, Walter E. Ward, 78 Chapel Street, Albany, N. T.

NEW YORK STATE

NEW JERSEY

CALDWELL, N. J.—Rent for season or year, handsome large house, extensive grounds, garden, near station. Tenth floor, 64 Wall St. Hanover

CONNECTICUT OUSE FOR SALE near Stamford, Conn. Convenient to station, trolley; 7 rooms, two state; large living rooms; stone fireplace stage; price \$1,999; \$2,909 cash needed form 605 Tribune Building.

MICHIGAN

MICHIGAN HAS VOTED \$10,000,000.00
FOR GOOD ROADS. I HAVE A TRACT
WITH ABUNDANCE OF SAND, GRAVEL
AND STONE NEAR THE ROOSEVELT
AND DIXIS BIG-IWAY FOR SALE.
BOX B 141, TRIBUMM.

MINCELLANEOUS

Mable Buildings, wood or steel, Bookle U. S. Portable Bidg. Corp., 115 Bway. OFFICE SPACE WANTED

> BROKERAGE OFFICE SPACE WANTED

Present Quarters

Post & Flagg Find Ready Buyer for Property

sold for Post & Flagg their present home at 38 Wall Street and were brokbusiness from plans of George B. Post. Post & Flagg's new home will cover a plot of 3,500 square feet. The total transaction involved nearly \$900,000.
Newbold T. Lawrence was interested in both deals as associate broker. The 38 Wall Street sale was made at the highest rate probably ever paid for an inside lot in Manhattan. The location is unique. Post & Flagg sold their old home because of the necessity of obtaining larger quarters for their increasing business. Their new home will probably be a six-story building containing 20,000 square feet of space, which will be used exclusively for their own purposes.

by the Noyes company nearby, and it is believed that the larger stock exchange firms, with wire connections, will probably locate on Broad Street, between Wall and Beaver Streets.

Bronx Corner Apartments

Bought by Investor

also 881 and 885 Westchester Avenue, two five story apartment houses, each on a plot 42x100, and containing six stores. J. Rubin and Leitner, Brener & Starr were the brokers.

The five story apartment, on a plot 50x130, at 2486 Valentine Avenue, has been sold by Christina Young. This property was reported to have been taken under contract by Max Natanson last March, but the transaction was never completed. The new owner is an investor.

Gets Dwelling for Gift

Jane A. Hennessy has received the property at 799 Madison Avenue as a gift from Richard W. Hennessy. It is a four-story develope.

Investor Buys in Rogers Place

F. A. Holly has sold to the Ararat Realty Corporation 986 Rogers Place, on lot 30x75.17, south of 165th Street.

Big West 40th St. Garage

J. Warren Stokes, of Fresno, Cal, has purchased through J. Arthur Fischer the International Garage and lease at 252 to 262 West Fortieth Street, on plot 122x100. Mr. Stokes will make exensive alterations, and plans adding toker has area.

Table Mount Vernon, N. Y.

E. VAIL & Co., INC.,
NATIONAL BANK BLDG.,
Thon, N. Y.

Tel 1664.

Mr. Fischer has also leased to Harry
Schepps the store at 638 Sixth Avenue
and the first loft at 106 West Thirtieth
Street.

A Mention of Management of Managemen

The Sinclair Building Company, which av; attys phone and private water supply. Large, well cultivated garden and well shaded lawn. Place has twenty-five acres with woods. Rent. \$400 per month, includes care of place, with sardener in cottage and assistant. Milk and eggs extra. Address F. O. Box 430, or telephone 87 Scarzdale.

AT LAKE MAHOPAC CALIFORNIA BUNGALOWS

Strated in mast beautiful section, near New York: permanent water rights.

Average \$1,203 at Auction Average \$1,203 at Auction

The auction sale of plots in the Green Ridge section of White Plains, held on Saturday by Chauncey B. Griffen & Co., resulted in the sale of fortyone plots for a total of \$49,350. Plots brought from \$800 to \$2,600 each. Among the buyers were E. J. Ganzado, W. L. Klaber, Vernon Bailey, F. W. Whiping, Charles Briggs, Roderick S. Horton, J. Rucen, W. R. Wishard, William K. Leeney, Edward Collins, Mrs. Augusta Werbin, Allen E. Watross and George Johnson. The offering comprised 140 lots. The average price received was \$1,203 a lot.

Apartment Near 114th St., Bought Few Days Ago

Frederick Brown has resold to Will-

Street, two five-story flats, on plot 50x99.11.

Sale in 104th Street

Oscar D. and Herbert V. Dike have sold for Archibald Henry MacDonald Sinclair the five-story double flat, on lot 20x100, at 18 West 104th Street, to a client of Robert A. Martin for in-

Brooklyn Flathouses

cis A. O'Neal.

A. A. Hageman has sold for William G. Stein the property at 2508 Pitkin Avenue to Joseph and Mary Keihe.

Bought by Investor
The Reich Building Corporation,
Jacob Reich president, has sold to B.
Posner 1056 and 1060 Bryant Avenue,
southeast corner of 165th Street, two
five story apartment buildings containing three stores on a plot 110x100; 110x100; George A. Bruno, 2126 Second Avenue,

Jane A. Hennessy has received the property at 799 Madison Avenue as a gift from Richard W. Hennessy. It is a four-story dwelling on lot 20 feet wide and 84 feet deep between Sixty-seventh and Sixty-eighth Streets. The Hennessys live in the house.

rty Tower Owners Well
Satisfied With Old Agents
Satisfied With Old Agents

Lawrence and ano, trustees, to \$9,56

& Mtg Co. 135 Bway \$50,50

& Mtg Co. 135 Bway 150,50

Bettic Wise o Mary Marx, 419 Converse; attys, Goldsmith, C C & W. \$15,00

\$15,00

Bronx ANDREWS AV. 2230; Lawyers Mort Co to Bronx Savings Bank, 427 Tremont av; atty, Lawyers Title & T Co, 180 Broad-way \$6,000

Lis Pendens

Manhattan

37TH ST, 212 E; 38TH ST, 305 E, and 36TH ST, 143 E; Daniel W Steele, jr, agt William Cook et al (partition); atty, S O Oppenheimer. GRAND ST, 283 to 287; Benjamin J Well et al agt Annie Roth et al (foreclosure of mtg); atty, I S Heller. Bronx

REAL ESTATE AT AUCTION

REAL ESTATE AT AUCTION



RIGHT ON THE WATER



30 Minutes from Penn. Station

Absolute Auction Sale

151 PLOTS and LOTS

Many on the Waterfront or overlooking the water. All surrounded by attractive all-year-homes, 78 extra large plots and 73 lots.

Beechhurst On north shore of Boro of Queens, City of New York

Next Saturday, June 28

Terms 66 2-3% May Remain on Mortgage or Payment in 30 EQUAL MONTHLY PAYMENTS.
Titles Are Guaranteed Without Expense to Purchasers
by THE TITLE GUARANTEE & TRUST CO. call, write or 'phone for Illustrated Map and complimentary Railroad Passes for Day of Sale.

Jere Johnson Jr. Co., Auctioneers 193 Montague St., Brooklyn. Telephone Main 1238.

Or office on property opposite station. Open every afternoon.

OW TO GO.—From Penna, Station take electria train on North Side Division, Island R. R. to Beachnurst (Whitestone Landing); or a short run by autovia Queensboro (69th St.) Bridge, Jackson Ave. and Frushing.

Mrs. Emma Lehrburger | Julius Fleischmann Buys | Historic Property in Riverside Drive Resale To Build Home in E. 63d

In Wall Street Brown Disposes of Bachelor Buys Property at 157 as Site; Will'Replace 3-Story House; Dwellings in Demand

Douglas Gibbons & Co. have sold for iam B. Knapp, an investor, through Mrs. Emma Lehrburger 157 East Sixty-Slawson & Hobbs, the five-story bache- third Street, a three-story dwelling, on Forsaken for New Home lor apartment at 414 Riverside Drive, a lot 25x100, to a client who will erect Planned in Broad Street near 114th Street, which he acquired on the site a new American basement about two weeks ago from Leopold dwelling for his own occupancy. The Ralph H. Thomas and Mrs. August Weiss in exchange for two Dyckman same brokers have sold for Joseph J. flats. The apartment occupies a lot Keenan 242 East Sixty-second Street, a

Porter & Co. have sold for E. H. Loweree the three-story dwelling, on lot 20x100, at 123 West 119th Street. West Side Dwelling Sold

Nail & Parker have sold 148 West 136th Street to Florence Castile, a three-story dwelling, and for Mrs. Drummond one three-story dwelling at 312 West 138th Street.

Recorded Transfers Downtown.

CAULDWELL AV, ws, 217 w Clifton st.
18x100: Arthur Weyl to Marcus Weyl,
897 Cauldwell av. Mar 8: atty. Arthur
Weyl, 786 Prospect av. \$100
MORRIS AV, 1270 e s; Alotto Realties, Inc.
to John Schaltzie, 1270 Morris av. et al;
mige \$21,500; June 21; atty, E J King,
150 Nassau st. \$100
TOWNSEND AV, ws, 190 s 175th st, 100x
1100; Laura C Phelan to Philipp Eumler,
526 E 86th st; April 5: atty, Geo A
Steinmoller, 1511 3d av. \$100
TOWNSEND AV, w s, 100 n Belmont st,
n 150x e 100x s 145x s w 9.4x w 93.10 to
beginning: John Montana to F D Realty
Co. 103 Park av, June 19; atty, Knox &
D. 291 Evoadway \$100
BOSCOHEL AV, w s, plot begins at cl bik
bet Shakospeare and Boscobel av., 100.1
e Shakospeare and Boscobel av., 100.1
e Shakospeare, 175.5 s 169th st, n 25 x e
100.1 to w s Boscobel av x s 50 x 0 100.1
to cl blk x w 25 to beg; Louise Auerbach to Julia Loeb, 745 E 178th st;
Feb 7, 1917; atty, S J Loeb, 19 Cedar
st.
LOT 31, blk 12, map sec B Edenwalk

STUDIOS TO LET

Held at \$250,000; Other

Estate at Sand's Point

E. E. Slocum has sold the property at the southwest corner of Douglas Road and Woodland Avenue, Glen Ridge, N. J., for the estate of Elizabeth M. Peshine to O. R. Wikender. It was held at \$24,000.

New Brunswick Lots Sold The Meister Builders have sold to operators thirty-six lots, each 25x100, at New Brunswick, N. J. Estate Sells 54th Street Building

Charles B. Van Valen has sold for the estate of Seaman Lichtenstein the five-story building at 138-140 Fifty-fourth Street, on plot 50x100.5. The building will be extensively altered by the purchaser.

Recorded Mortgages

BEAUTIFUL WELL-EQUIPPED STUDIO, INQUIRE MME TOFFT-COLARD, 1118 BROADWAY, AT 74TH. TELEPHONE, COLUMBUS 5881.

Lafayette Street Sold

Acquires Maguire Property Joseph Conté, restaurateur, has pur-chased through the Douglas Robinson,

Mechanics' Liens

Satisfied Mechanics' Liens Bronx

State Will Not Attempt To Enforce Prohibition

in no position to supervise enforcement of the act, according to State Excise Commissioner Herbert S. Sisson, who to-day said the state, in his opinion, cannot interfere in the sale of intoxicants as long as they are sold under

As liquor certificates issued by the department are effective until October 1, Mr. Sisson holds the sale of liquor in the state, even though prohibited by

Held at \$250,000; Other
Suburban Sales
The J. D. Maguire estate at the extense on of Sand's Point, Long Island, has been sold to Julius Fleischt mann. The property was held at \$250,000. It adjoins the estates of Mrs. Raiph H. Thomas and Mrs. August in the Sand Raiph H. Thomas and Mrs. August in Investor Buys at Mount Kirco.

Diseph E. Merriam has sold the gesigence of Mrs. Armenia Griffin, on Main Street, Mount Kirco, to G. N. Kamp, Charles Row," also known as La Grange Terrace, was built in 1888. Prasident Flyre Ilved in 4823, and generated the Roy of the Street of the County of the Street, and the said for the Circle Raiph Mrs. Church.

Sells Home at Brightwaters
Sells Home at Brightwaters to Charles W. Ross, of Brooklyn. Brighton, Staten Island, How Now Proceedings of the Street, Manhattan Street, Mount Size, On Now Proceedings of the Manhattan Street, Mount Kinco, to G. N. Kang, of Brooklyn. Brighton, Staten Island, Holding Cornelius G. Kolif has sold to E. E. Fottberg, who purchased recently the Beverly Robinson estate on Bard Avenue, Tom Mrs. For Schnabacker his new Colonial residence at 41 Beverly Robinson estate on Bard Avenue, Tom Mrs. For Schnabacker his new Colonial residence at 41 Brusswick Royd, Opposite the Methods of the Street of the Colonial residence at 41 Brusswick Royd, Opposite the Methods of the Street and Russwick Royd, Opposite the Methods of the Street of the Colonial residence at 41 Brusswick Royd, Opposite the Methods of the Colonial residence at 41 Brusswick Royd, Opposite the Methods of the Colonial residence at 41 Brusswick Royd, Opposite the Methods of the Colonial residence at 41 Brusswick Royd, Opposite the Methods of the Colonial residence at 41 Brusswick Royd, Opposite the Methods of the Colonial residence at 41 Brusswick Royd, Opposite the Methods of the Colonial residence at 41 Brusswick Royd, Opposite the Methods of the Colonial residence at

way 25TH ST, 226-228 W, upp floor; Hy Mor-

Ward of the City of New York on the

IN PURSUANCE OF AN ORDER OF HON-ORABLE JOHN P. COHALAN, a Surrogate of the County of New York, NOTICE Is hereby given to all persons having claims against BENJAMIN A. WILLIAMS, late of the County of New York, deceased, to present the same with vouchers thereof to the subscribers at the office of Joseph Van Vieck, Jr., No. 111 5th Avenue, in the City of New York, on or before the 24th day of Augustnext.

Licenses Good Until October 1,

Excise Commissioner Says;

Feto Requests for Refunds

Special Correspondence

ALBANY, June 23.—In the event Federal prohibition becomes effective July

1, the State Excise Department will be

Giving Ice to Poor

Association, Explains Attitude Toward Hylan Committee

With M Moliter to Preca at Brardy, 2018
With M Moliter to Preca at Brardy, 2018
I, Mr. Sisson holds the sale of liquor
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Interest the sale of liquor
I, Mr. Sisson holds the sale of liquor
Interest the sale

SURROGATES' NOTICES

Dated, New York, the 17th day of Febru-y, 1919.

Denies Clash Over

Miss Arnold, of Babies' Welfare

SURROGATES' NOTICES

PLATKY. LEON—IN PURSUANCE OF an order of Honorable John P. Cohalon, a Surrogate of the County of New York, Notice is hereby given to all persons have by claims against Leon Platky, late of the County of New York, deceased, to present the same, with vouchers thereof, to the subscriber, at the office of Whiteside & Stryker, her attorneys, at No. 27 William Street, in the Borough of Manhattan, in the City of New York, State of New York, on or before the 15th day of November, 1915, next.

HOWARD C KELLY, Referee

SUMMONS

on or before the lath day of May.

1919, next.

Dated, New York, the 13th day of May.

1919.

ANNIE PLATEP. Administratric.

Authorneys